

**HISTORIC LANDMARK COMMISSION
SEPTEMBER 24, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0104
Old West Austin
1806 W. 34th Street**

PROPOSAL

Demolish existing c. 1949 contributing house and construct a new house

PROJECT SPECIFICATIONS

The applicant proposes to demolish the existing 962 sq. ft., c. 1949 house that has been determined to be contributing to the Old West Austin National Register Historic District, and construct a new house.

The existing house is approximately 1,050 sq. ft. and has simple Craftsman-inspired form and details including the "stickwork" located in double, front-facing gable ends. The front porch is inset under the front-most gable, the corner of which is supported by a pair of square posts. The house is clad with wide, drop siding and has two pairs of double-hung windows. The front door at the porch is side-facing.

The proposed design of the new 2,607 sq. ft. house is a contemporary interpretation of traditional styles and forms. The house will have a symmetrical façade with a high pitched, side-gabled roof and a rear facing gable wing. There will be a centered door with a shed roof extending from the main roof pitch over the front step and supported by knee-brackets. There will be two pairs of double-hung windows and two gabled dormers. The second story living space will be entirely under the gabled roof pitches. The house will be clad with horizontal siding and roofed with composite shingles.

The applicant proposes to maintain the existing one story, rear, detached garage but replace the concrete driveway from the street with paved tire strips.

STANDARDS FOR REVIEW

The existing property is listed as contributing to the Rainey Street National Register Historic District. The Rainey Street National Register Historic District has no specific design guidelines for rehabilitation and additions. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.

- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever, possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.

Although the design of the new house is a traditional style, and the massing and scale is compatible with the surrounding neighborhood, the demolition of the existing house will result in the total removal of a contributing property; therefore the project as proposed does not meet the general design guidelines.

STAFF RECOMMENDATION

Release the building permit with the recommendation that the applicant reconsider demolition. If the applicant pursues demolition, require submittal of a City of Austin documentation package.

PHOTOS





OCCUPANCY HISTORY
1806 W. 34th Street

From City Directories, Austin History Center

City of Austin Historic Preservation Office
September 2012

1972	David G. and Shirlie Sweet Account executive, Austin Publishing
1968	George B. and Louise A. Eitelman, Owners Commodity Distr., State Department of Public Health
1964	George B. and Louise A. Eitelman, Owners Commodity Distr., State Department of Public Health
1960	George B. and Louise A. Eitelman, Owners Stock clerk, Milstead Co.
1959	George B. and Louise A. Eitelman, Owners Stock clerk, Milstead Co.
1958	Vacant
1957	Thomas M. and Lynda C. Stokes State Highway Department and wrapper at E.M. Scarborough & Sons
1955	Ralph D. and Clela G. Davidson No occupation and Austin Restaurant Supply
1954	Ralph D. and Clela G. Davidson No occupation listed for either
1953	Ralph D. and Clela G. Davidson No occupation and Secretary, Austin Restaurant Supply
1952	James P. and Joan Bailey No occupation listed
1949	James P. and Joan Bailey Student
1947	No address listed



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0104
LOCATION: 1806 W 34th Street

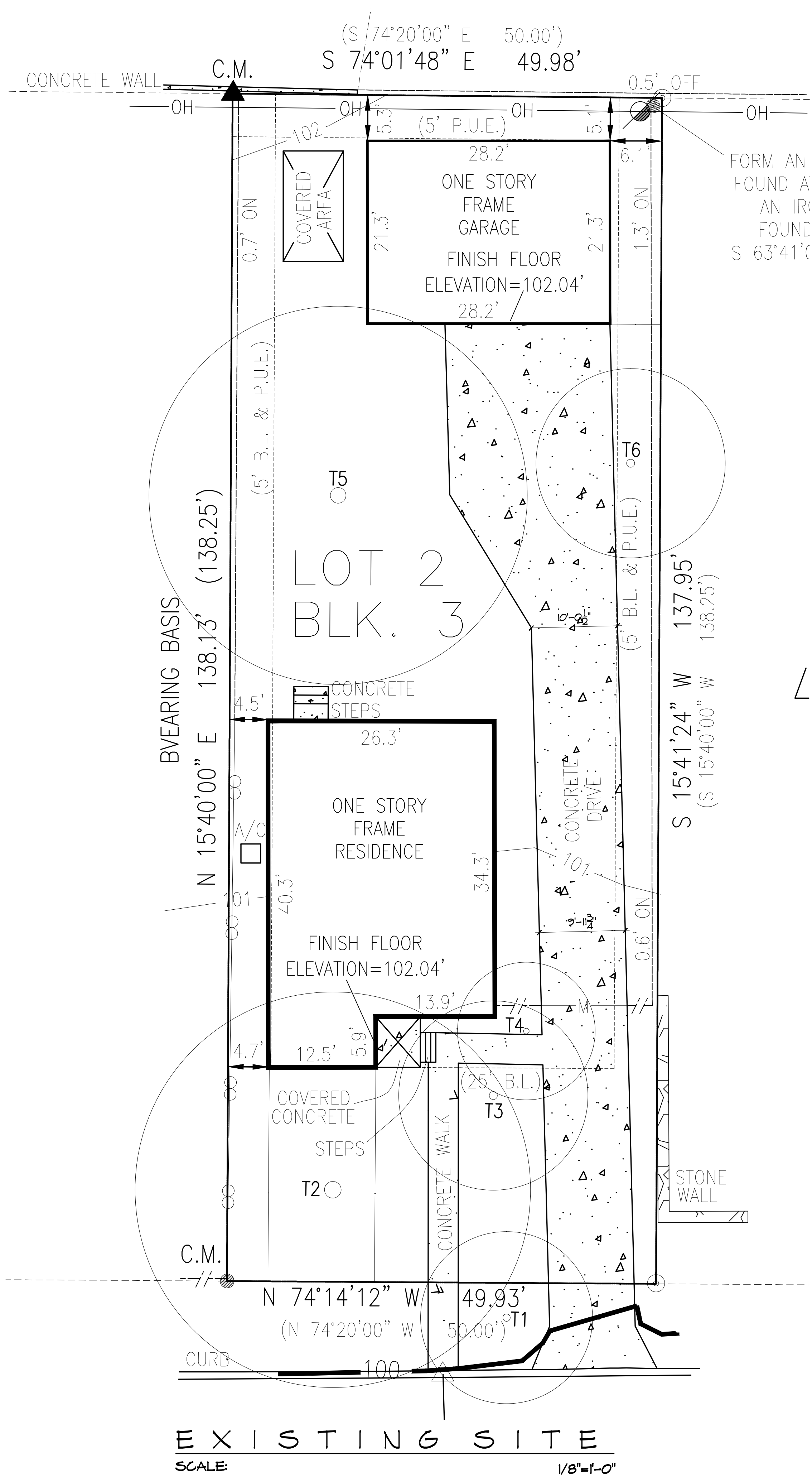


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

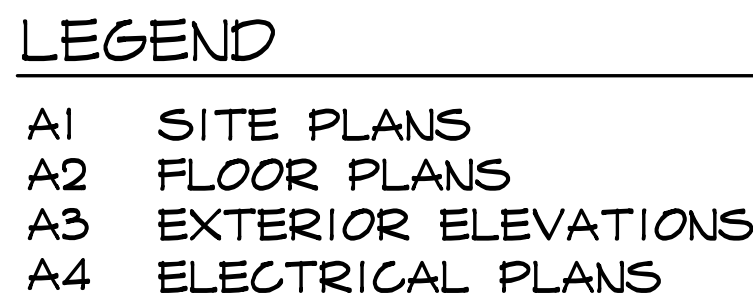
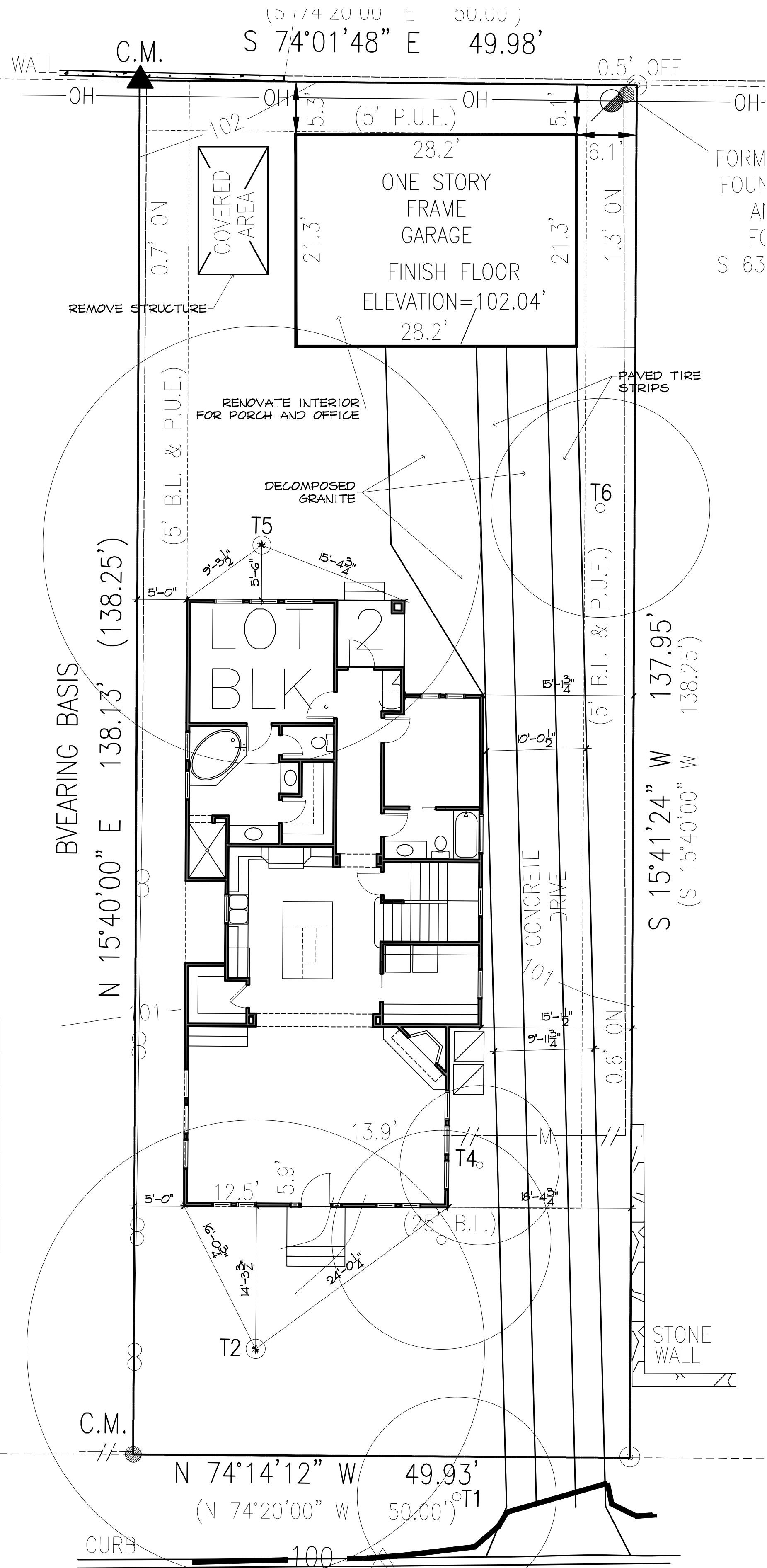
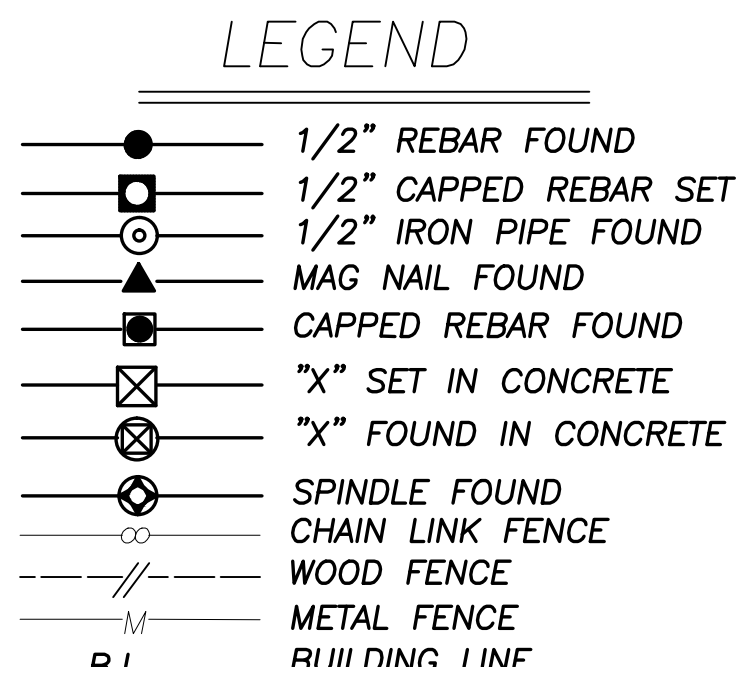
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

2012-09-19

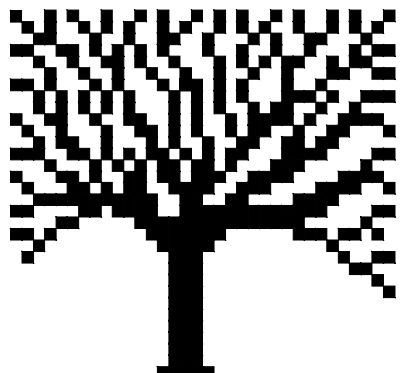
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Tag No.	TREE DESCRIPTION
T1	10" OAK
T2	23" SYCAMORE
T3	11" OAK
T4	8" UNKNOWN
T5	22" PECAN
T6	11" OAK



NOTE: Plans are protected by the Federal Copyright Act, title XVII of the United States Code and Chapter 37 of the Federal Regulations. All listed square footage is approximate and subject to change without notice. The Branford Group, 2012.



The Branford Group
Drafting / Design
6944 Chinook • Austin, TX • 78736 • 350-5079

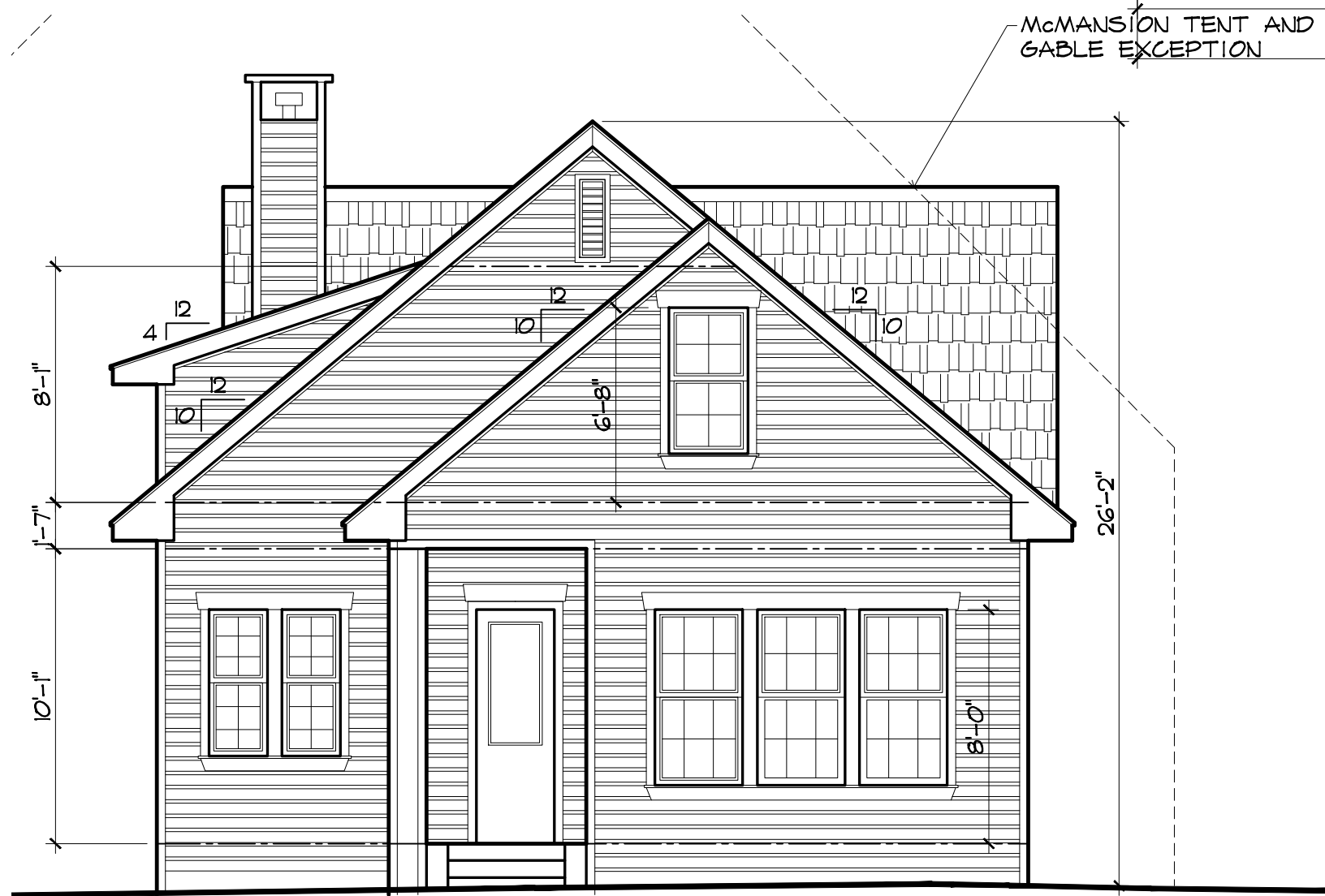
RESIDENCE FOR
SEAN MURPHY AT
34TH STREET AUSTIN TX

date 9/19/12
drawn by BMC
checked CLIENT

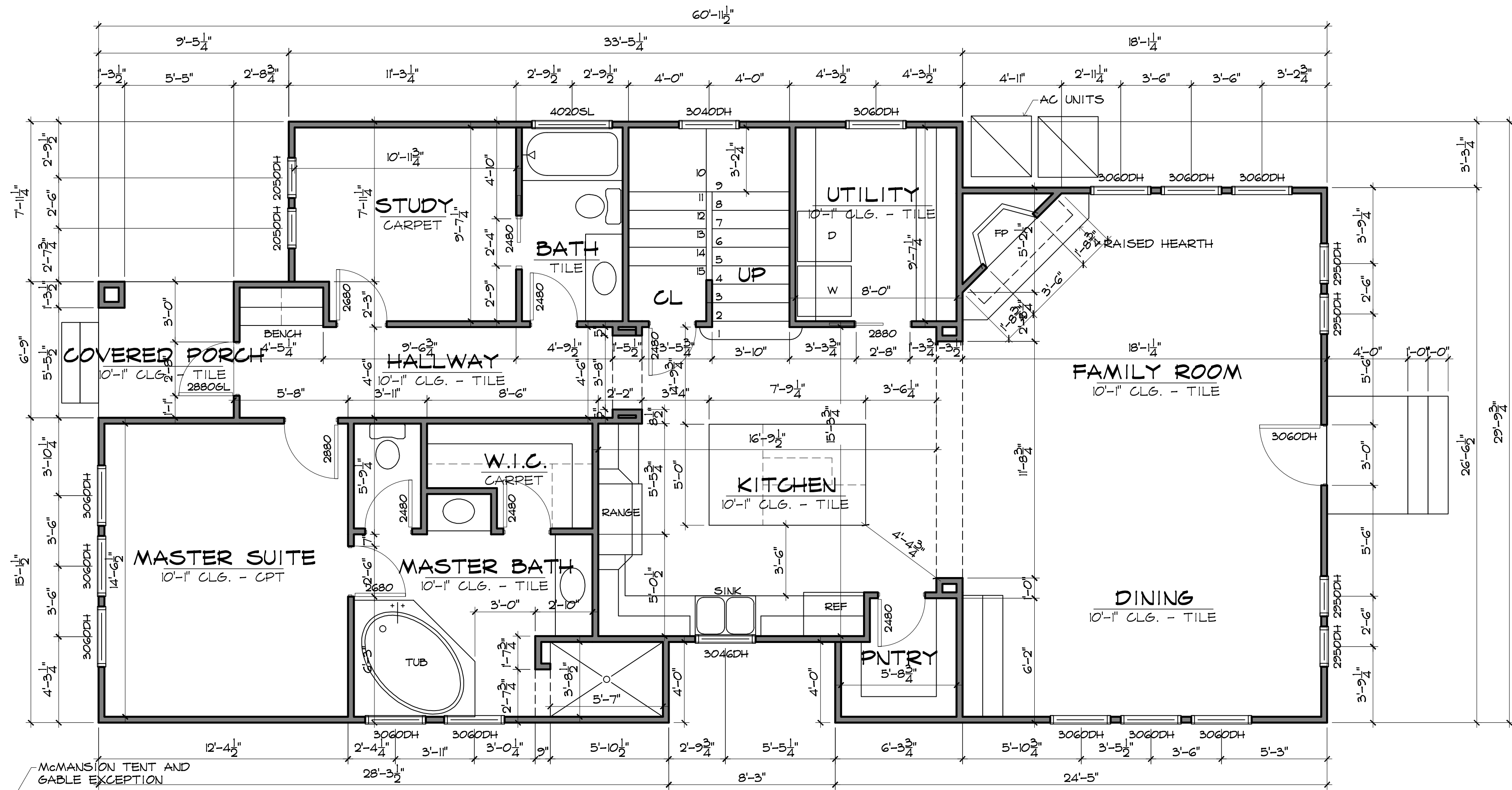
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A1

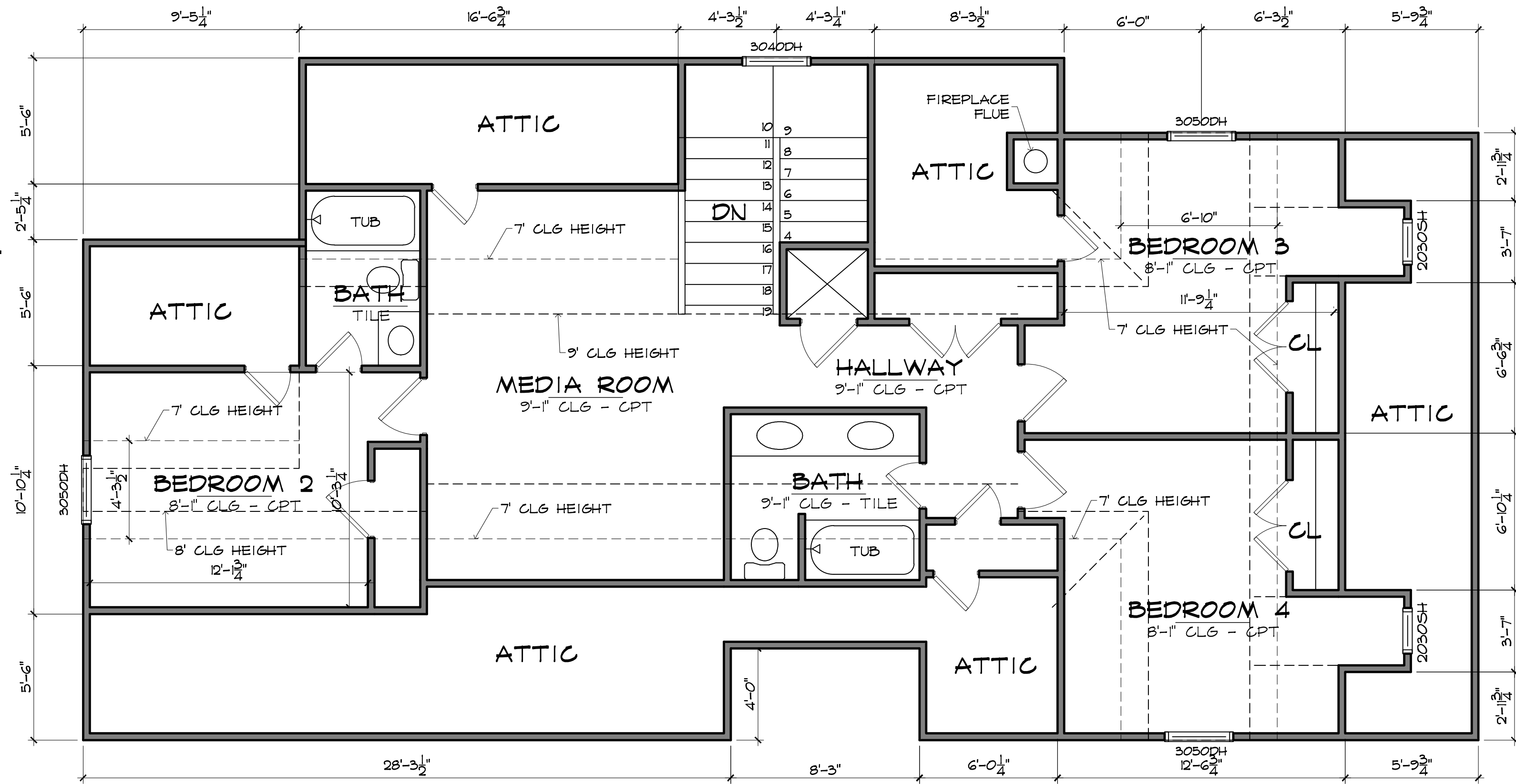
sheet 1 of 4



BACK ELEVATION
SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

IMPERVIOUS CALCULATIONS

TOTAL IMPERVIOUS	2,992 SQ.FT.
LOT AREA	6,898 SQ.FT.

PERCENT IMPERVIOUS 43.4 %

ATTIC EXCEPTIONS

TOTAL ATTIC	1,650 SQ.FT.
AREA OVER 7'-0"	736 SQ.FT.

PERCENT OVER 7'-0" 44.6 %

FAR CALCULATIONS

FIRST FLOOR	1,605 SQ.FT.
BACK PORCH	0 SQ.FT.
2ND FL. ATTIC	0 SQ.FT.
GARAGE OVERAGE	150 SQ.FT.

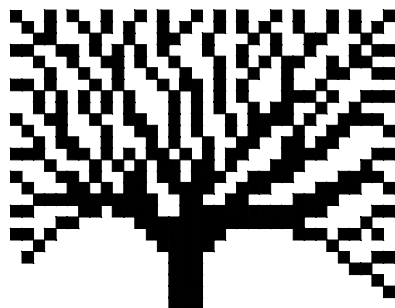
TOTAL FAR AREA 1,755 SQ.FT.
PERCENT FAR 25.4 %

HEATED AREAS

FIRST FLOOR	1,605 SQ.FT.
SECOND FLOOR	1,002 SQ.FT.
TOTAL HEATED	2,607 SQ.FT.

AREAS

1ST FLOOR HEATED	1,605 SQ.FT.
BACK PORCH	45 SQ.FT.
FRONT STOOP	35 SQ.FT.
A/C PAD	30 SQ.FT.
GARAGE	600 SQ.FT.
BACK STEPS	7 SQ.FT.
DRIVEWAY PAVEMENT	670 SQ.FT.
TOTAL LOT AREA	6,896 SQ.FT.



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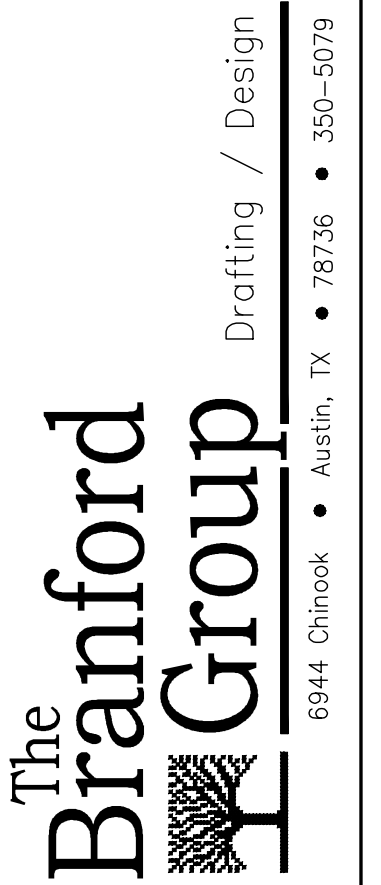
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CONSTRUCTION SET

A2

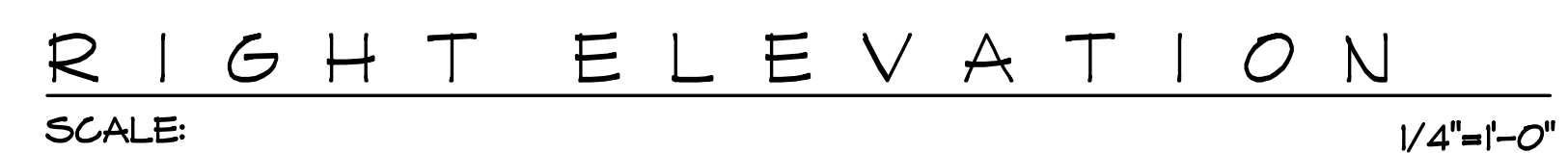
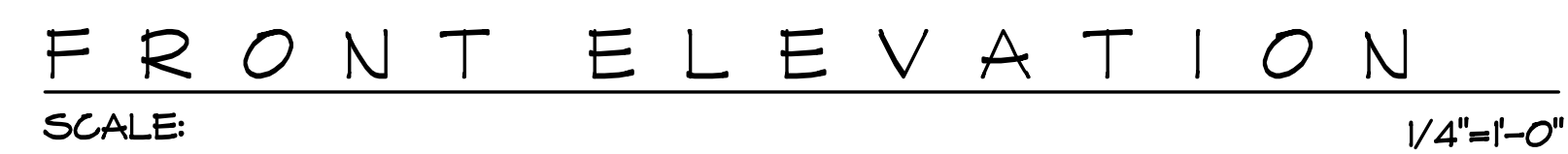
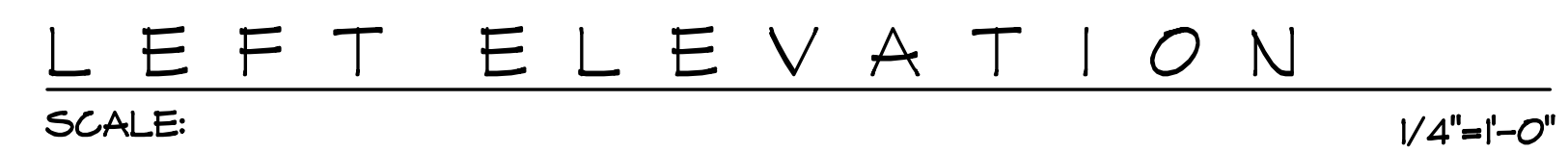
sheet 2 of 4



date 9/19/12
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A3

sheet 3 of 4

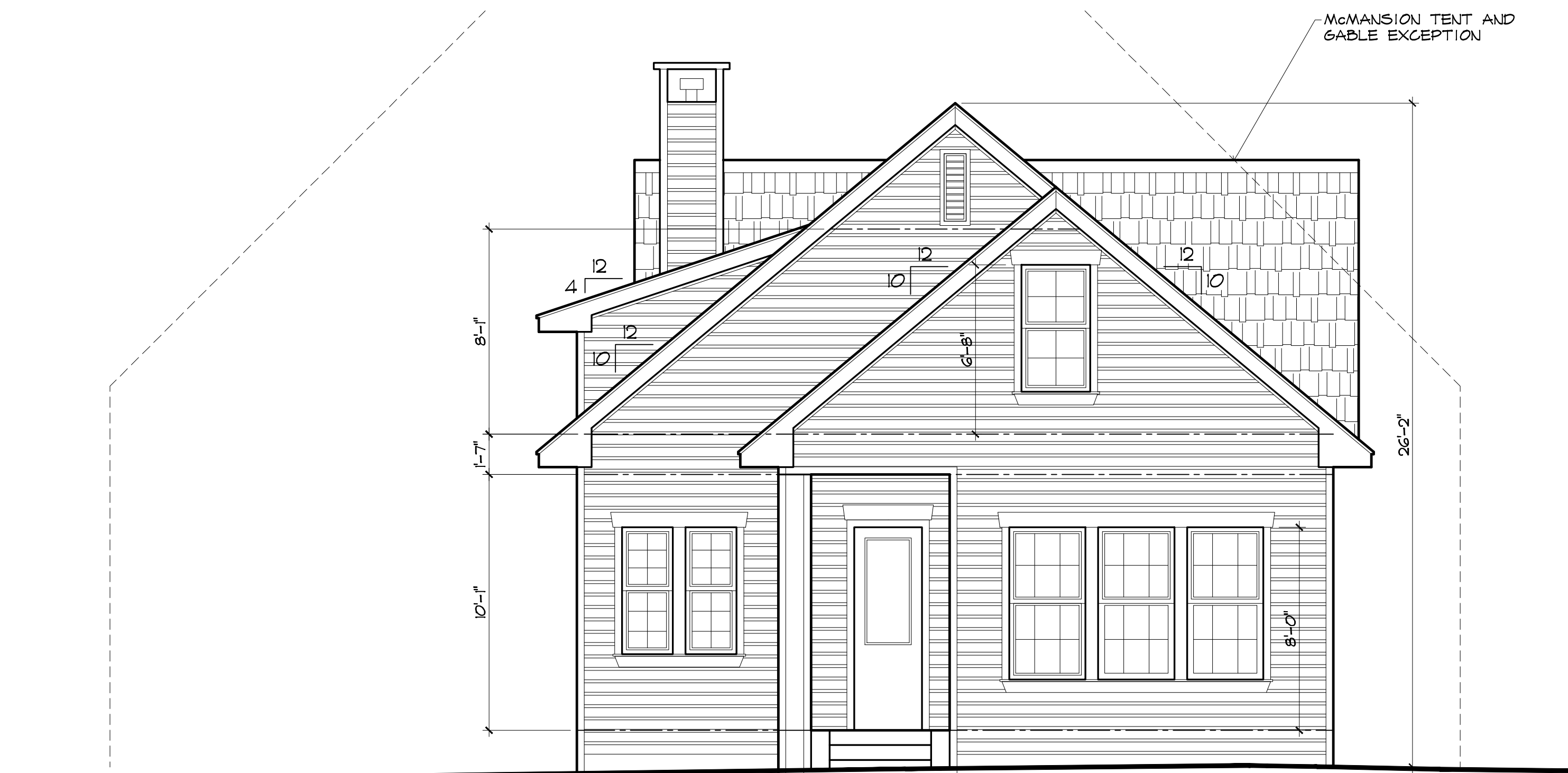


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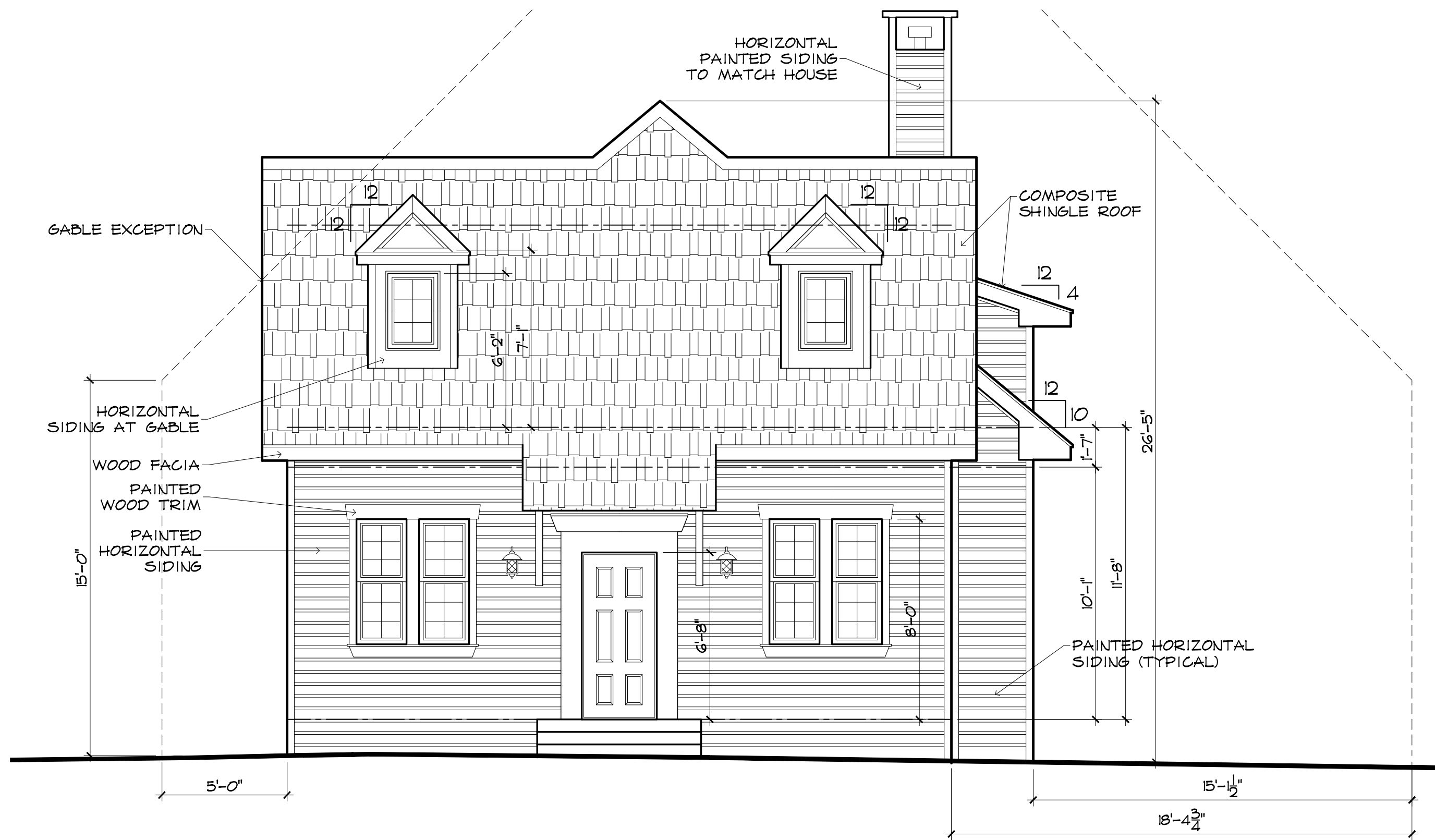
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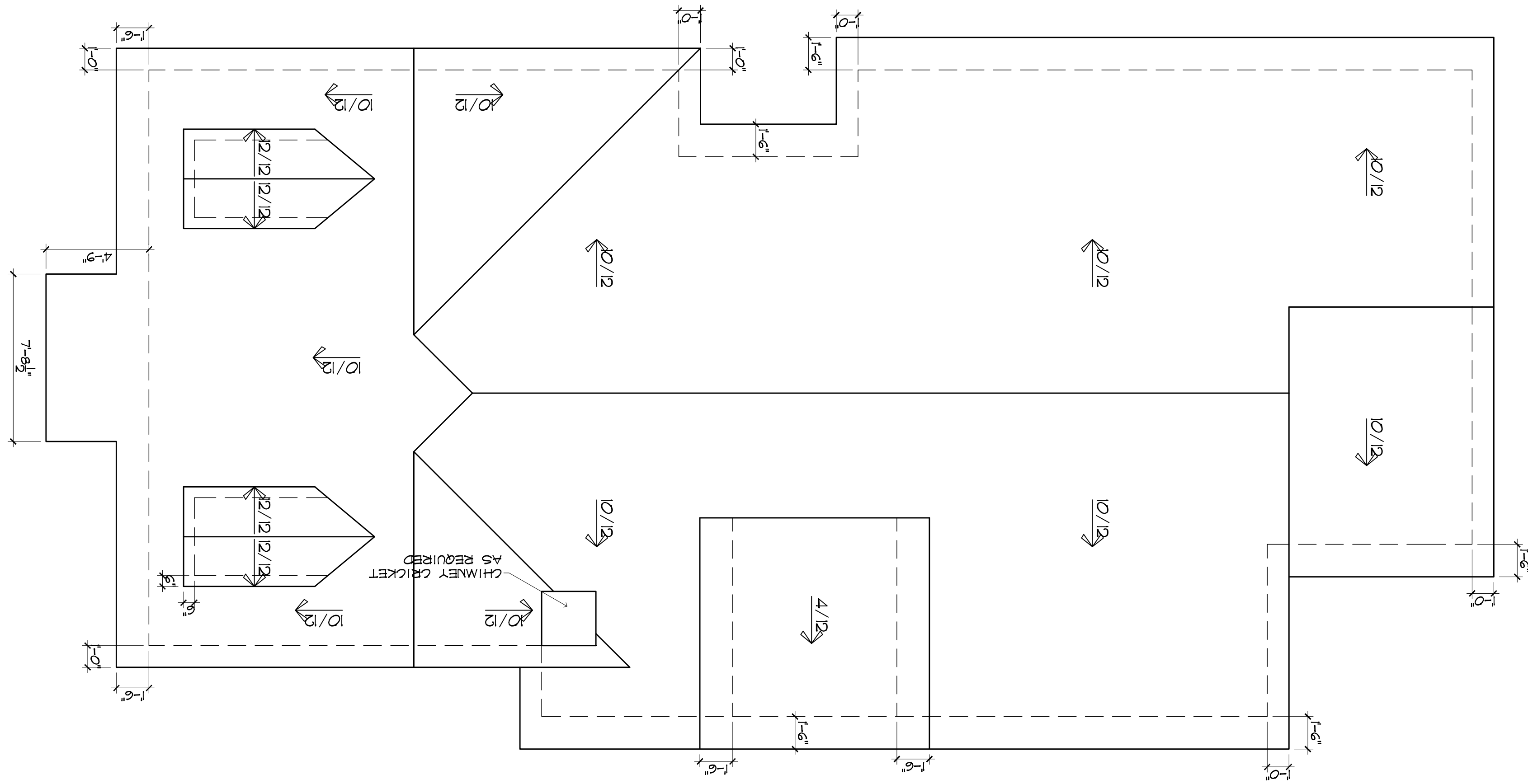
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BACK ELEVATION
SCALE: 1/4"=1'-0"

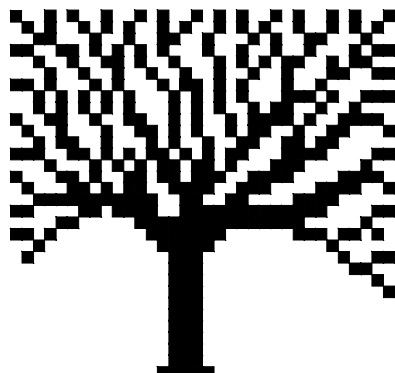


FRONT ELEVATION
SCALE: 1/4"=1'-0"



ROOF PLAN
SCALE: 1/4"=1'-0"

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CONSTRUCTION SET

A4

sheet 4 of 5